

**BOROUGH OF BERLIN  
PLANNING BOARD MINUTES  
June 10<sup>th</sup>, 2013**

**CAUCUS: 7:00PM**

**REGULAR MEETING: 7:30PM**

**CALL TO ORDER:**

**FLAG SALUTE:**

**SUNSHINE STATEMENT:** This meeting is being held in compliance with the “Open Public Meetings Act: and has been duly noticed and published by law.

**ROLL CALL:**

Mayor John Armano	Present
Councilman Nick Maccaroni	Present
Chairman Jack Gangluff	Present
Jack Hall	Absent
Richard Crain	Present
Ken Clegg	Present
Dan Pomponio	Present
Ron Katkocin	Present
Rick Miller	Present
Carl Canfield Jr.	Present
John McCall	Present

**MINUTES:**

A motion to approve the minutes from May 13<sup>th</sup>, 2013 was made by Richard Crain, and seconded by Carl Canfield Jr. Those eligible to vote, all voted aye.

**ZONING OFFICERS REPORT:**

**Craig Fallstick, Zoning Officer**  
**Applications and board recommendations**  
**Complaints**  
**Court actions**

**SITE PLAN REVIEW COMMITTEE:**

Chairman Gangluff reported to the board of the 2 applicants that came in for Site Plan Review. One applicant was for a proposed major subdivision at Wyndam Road, and New Freedom Road. The other is for Spring Oaks Assisted Living for an amended site plan for a proposed addition to include more beds.

**RESOLUTIONS:**

**Case # 13:3-2**

**Evinos Corporation**

**81 W. White Horse Pike**

**Block: 304 Lot: 1.01**

**Bulk Variances for Signs**

A motion to memorialize the resolution for Evinos Corporation was made by Dan Pomponio, and seconded by Rick Miller. Those eligible to vote, all voted aye.

**Case # 13:4-1**

**Family Dollar Stores of New Jersey**

**2 Route 73 South**

**Block: 1002 Lot: 4**

**Bulk Variance for Signage**

A motion to memorialize the resolution for Family Dollar Stores of New Jersey was made by Richard Crain, and seconded by Rick Miller. Those eligible to vote, all voted aye.

**Case # 09:6-1**

**Diocese of Camden**

**Gate of Heaven Cemetery**

**Block: 100 Lots: 1 & 4**

**Amended Site Plan**

A motion to memorialize the resolution for Gate of Heaven Cemetery, Diocese of Camden was made by Mayor John Armano, and seconded by Carl Canfield Jr. Those eligible to vote, all voted aye.

**OLD BUSINESS:**

**NONE**

**NEW BUSINESS:**

**Case # 13:4-2**

**John Cole**

**42 Canyon Drive**

**Block: 2501 Lot: 27**

**Bulk Variances**

Appearing before the board is John Cole of 42 Canyon Drive, Berlin. Mr. Cole summarized his application by stating he is seeking multiple variances, as he has an irregular lot, he has frontage on 3 streets. The fence is not permitted in a front yard, and must be 25 feet from the curb line. The fence will be a tan vinyl privacy fence, 6 ft. in height. Mr. Cole also addressed a proposed shed. The 8 x 16 shed is requested to be on the only true side yard he has. That would make the shed 4.5 feet from the home, where 10 ft. is required. The proposed shed will be a classic A frame shed with tan siding to match the house, and no more than 10 ft. in height. Mr. Rinaldi asked what type of door the shed will have, Mr. Cole testified that it will be side by side doors, and no vehicles will be stored. The neighbors house will be approximately 17 ½ ft. to the property line, there is a window on Mr. Cole's house facing the proposed shed. Mr. Cole agreed to raise the fence 4 inches so as not to effect run off. Mr. Cole also stated that he placed the shed where he did with a future pool in mind, and to still leave a play area for his children. Mr. Cole testified that the proposed shed will not have electric to it, it will have a wood floor with a crushed stone, or concrete base. At this time Chairman Gangluff opened this portion of the meeting up to the public. With no one from the public wishing to speak on this application the public portion was closed. Several of the board members voiced a concern of the close proximity of the proposed shed to the house, as well as a concern for emergency vehicles accessing the rear property on that side. Due to the concerns from the board, Mr. Cole amended his application to reflect a new location for the proposed shed to be in the southerly corner, and no variances will be required for this as he will meet the 5ft. set back requirement. With that change, Mayor John Armano made a motion to approve this application, and Councilman Nick Maccaroni seconded the motion. On roll call vote:

Mayor John Armano	Yes
Councilman Nick Maccaroni	Yes
Chairman Jack Gangluff	Yes
Jack Hall	Yes
Richard Crain	Yes
Ken Clegg	Yes
Dan Pomponio	Yes
Ron Katkocin	Yes
Rick Miller	Yes
Carl Canfield Jr.	Yes

**GOOD OF THE ORDER:**

None

**CORRESPONDENCE:**

Berlin Township Planning Board Agenda

**PUBLIC PORTION:**

None

**ADJOURNMENT OF REGULAR MEETING:**

Ken Clegg made a motion to adjourn the meeting, Carl Canfield Jr. seconded the motion.  
Meeting Adjourned.

Cc: Bill Behnke, Fire Marshall, Fire Chief  
Stacey DiVello, Escrow Financial Department  
Michael DePalma, Construction Official  
Terry Stagliano, Tax Assessor  
Lou DeMarco, Captain, EMS  
Chairman Andrew Simone, West Berlin Planning Board